



Invitation to Bid NBS 17-13

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 244 Keswick Ave LEADCHARLOTTE	
Bid Walk: 02/21/17 at 09:00 am (TUESDAY)	
Bid Opening: 02/28/17 at 2:00 pm (TUESDAY)	
Client Name: Jimmie Martin	Contact Number:
Project Manager: James Mahon	Contact Number: 704-614-6655

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at James Mahon (cell # 704-614-6655).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 244 Keswick Ave. to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 2-14-17 Number of Pages: 2 LbP (SOW and Map)

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: *Minimum Start Date - 4 weeks after Bid Due Date * March 28*

Completion Deadline: April 14, 2017

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

James Mahon
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 432-2321
Fax: (704) 336-3489

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

LEAD ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

Address 244 Keswick Ave.

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	Total cost
1	Fascia/Soffit	Remove gutters. Wrap eaves with Tyvek and wrap with aluminum. Re-install gutters.	1		
2	Bottom of siding	Wrap bottom of wood siding on all exterior walls with Tyvek and install J channel.	1		
3	Front porch	Remove all deteriorated paint on all components, prime and repaint to match existing.	1		
4	Crawl space window	Remove all existing components and install new pressure treated 2x8 frame. Install a single hung vinyl window sized to fit the opening.	1		
5	Front door	Remove existing door and frame and install new prehung six panel insulated steel door with peephole. Install new knobset and deadbolt keyed alike. Paint to match existing.	1		
6	Crawl door	Remove existing door and frame. Install new prehung six panel steel door with knob and deadbolt keyed to match front door.	1		
7	Dining Room	Remove all deteriorated paint, spot prime and repaint to match existing trim.	1		
8	Cleaning and Clearance	Clean house to remove lead dust to obtain lead clearance.	1		
9	Waste Disposal	Dispose of all waste properly.	1		
10	total				

Contractors may submit an occupant protection plan on the form provided.

1 Contact Jim Roy if an additional form is needed. Phone 704-968-4111.

Complete all interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on

5 exterior in accordance with all project manual requirements

6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Add

0

Addendum#

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:



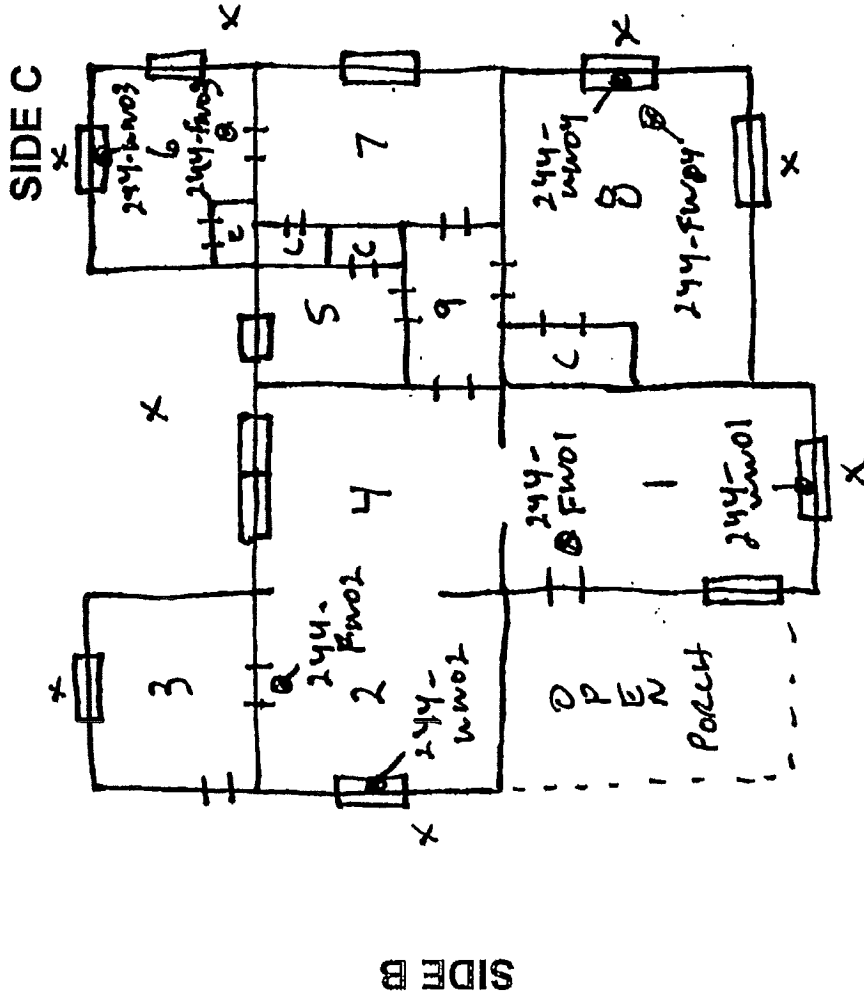
ROY CONSULTING

GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

244 Keswick Avenue

Charlotte, NC 28206



Legend

Window

Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

SIDE B

SIDE C



Invitation to Bid NBS 17-13

Documents included in Package:

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- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 428 WOODVALE PLACE		SAFE HOME CHARLOTTE LEADS SAFE CHARLOTTE
Bid Walk: 02/21/17 at 10:00 am (TUESDAY)		
Bid Opening: 02/28/17 at 2:00 pm (TUESDAY)		
Client Name: Ella Talley (Gilda Talley)		Contact Number:
Project Manager: James Mahon		Contact Number: 704-614-6655

Bid Walk and Bidding Instructions:

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The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **428 WOODVALE PLACE** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 02-14-17 Number of Pages: 11 Pages (Rehab) + 2 LbP

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date - 4 weeks after Bid Due Date * *March 28,2017*

Completion Deadline: May 12 , 2017

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
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- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

James Mahon
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 432-2321
Fax: (704) 336-3489

Work Specification

Response Due: 2/28/2017 2:00 pm

Prepared By:
City of Charlotte Neighborhood & Business Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 428 Woodvale Pl
Charlotte, NC 28208

Owner: Ella Talley

Owner Phone: Home: (704) 737-2790

Structure Type: Single Unit

Program(s): Safe Home FY 2015

Square Feet: 1220

Year Built: 1941

Property Value:

Tax Parcel: 07107417

Census Tract:

Property Zone: Council District 2

Repairs

Description

Floor

Room

Exterior

Replace Receptacles & Switches with Plates

KITCHEN

Exterior

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Wall Finish Repair

KITCHEN

Exterior

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. (Also 26.0 - Plaster)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost



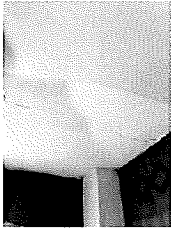
Work Specification

Ceiling Repair

KITCHEN

Exterior

Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the appropriate material. Wet sand and smooth.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Room Semi Gloss

KITCHEN

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Counter Tops Replace

KITCHEN

Exterior

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Double Bowl Sink Complete

KITCHEN

Exterior

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings. (34.23)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

GFCI Receptacle 20 AMP

KITCHEN

Exterior

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Range Hood Vented

KITCHEN

Exterior

Install an INTERIOR RECIRCULATING enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Use # 14 copper Romex. Owner's choice of color.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Resilient Flooring

KITCHEN

Exterior

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Semi Gloss

BATHROOM- Master

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



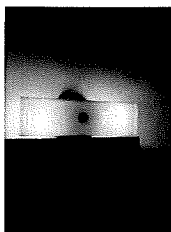
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Light Fixture Replace

BATHROOM- Master Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

GFCI Receptacle 20 AMP

BATHROOM- Master Exterior

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bathtub and Shower Surround 5' Fiberglass

BATHROOM- Master Exterior

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain. (34.29)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bath Exhaust Fan Replace

BATHROOM- Master Exterior

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out. (36.25)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Vinyl Sheet Goods

BATHROOM- Master Exterior

Install vinyl sheet goods installed per manufacturer's recommendations.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

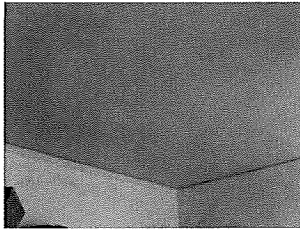
Work Specification

Ceiling Repair

Bedroom - Master

Exterior

Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the appropriate material. Wet sand and smooth.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wall Finish Repair

Bedroom - Master

Exterior

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. (Also 26.0 - Plaster)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Ceiling Fan with Light Kit

Bedroom - Master

Exterior

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)



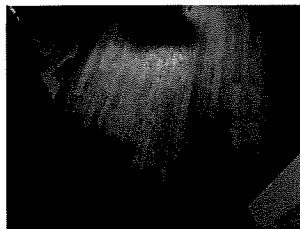
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wood Floor Refinish

BEDROOM -2

Exterior

Remove any tack strips, shoe or 1/4 round moldings. Replace any deteriorated planks. Drum and edge sand all floor surfaces. Fill all nail holes and minor voids. Vacuum and tack rag room. Apply a sealer for soft woods, apply owner's selection of stain and two coats of oil based polyurethane varnish. Include all moving of furniture. (30.12)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Carpet & Pad

BEDROOM -2

Exterior

Contractor to move furniture as required to complete carpet installation and return furniture. Remove existing carpet, pad, tack strips and metal edge strips to a code legal dump. Install 28oz or better low VOC carpet over 6 lb. rebond pad including new tack strips and metal edging. Owner's choice of color and style.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Ceiling Fan with Light Kit

BEDROOM -2

Exterior

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)



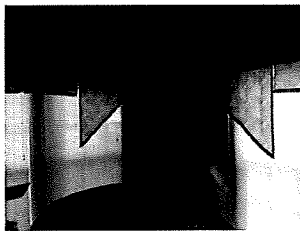
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Flat

BEDROOM -2

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X =
 Base Quantity Total Cost

Light Fixture Replace

BEDROOM -2

Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

Bid Cost: X =
 Base Quantity Total Cost

Doorbell System

GENERAL REQUIREMENTS

ENET Series

Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button. (35.11)

Bid Cost: X =
 Base Quantity Total Cost

Work Specification

Permits Required

GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Portable Toilet

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Combination CO2/Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up. (35.09)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Attic Insulation Increase to R-38

GENERAL REQUIREMENTS

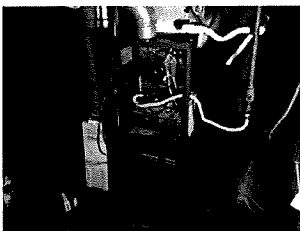
Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Gas Pack

GENERAL REQUIREMENTS

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Drain/Waste/Vent 1 Bath Hse

GENERAL REQUIREMENTS Exterior

Remove all drain, waste and wet vent lined to code legal dump. Install schedule 40 PVC to service one 3-piece bath,kitchen and laundry area from the roof vent pipe(s) through the foundation wall to include a main clean out outside to code

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceiling Fan with Light Kit

LIVING ROOM Exterior

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)

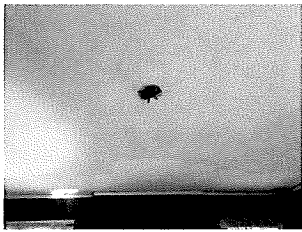


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceiling Repair

LIVING ROOM Exterior

Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the appropriate material. Wet sand and smooth.

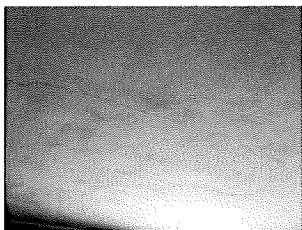


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceiling Repair

DEN/OFFICE/STUDY Exterior

Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the appropriate material. Wet sand and smooth.



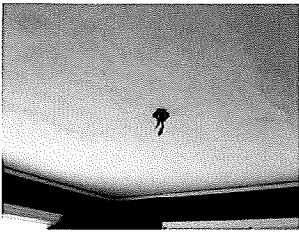
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Light Fixture Replace

DEN/OFFICE/STUDY Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

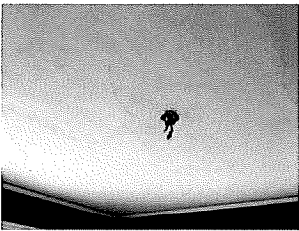


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Ceiling Fan with Light Kit

DEN/OFFICE/STUDY Exterior

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Ceiling Repair

DINING ROOM Exterior

Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mess and mud over mesh with the appropriate material. Wet sand and smooth.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Flat

DINING ROOM Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Light Fixture Replace

DINING ROOM Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Resilient Flooring

DINING ROOM

Exterior

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Dryer Circuit

LAUNDRY

Exterior

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Repair all wall tear out required. (35.01)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Laundry Washer Connection Box

LAUNDRY

Exterior

Install PVC vent pipe through the roof, laundry connection box with hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. (34.19)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. (13.3)

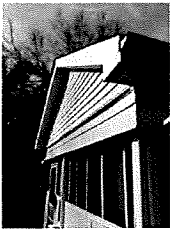
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Vinyl Soffit & Aluminum Facia

EXTERIOR

Exterior

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock. (11.4)


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Seamless Aluminum Gutter & Down Spouts

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to down spouts. White or brown color choice by owner.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts. (4.0)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address 428 Woodvale Place

2/1/2017

Complete the following scope of work:

Item #	Feature	Method	Number	Cost P.	COST
1	Metal window Lintels- Sides A- D	Cover with Tyvek and aluminum	0		\$0
2	Wood window sashes ,frames attic air vents,frames and metal lintels (Sides B& D)	Enclose windows with tyvek and vinyl & aluminum trim. Remove and replace gable vent with vinyl or aluminum unit .	0		\$0
3	Column Support Base top (Side A)	Prep and paint whie concrete ceiling support column base top (Left side- 1 top)	0		\$0
4	Side C -White wood support beam and trim board adjacent to Side C Staircase. Wrap in Coil metal stock	Cover with Tyvek and aluminum	0		\$0
5	Room 1 Porch-White wood,plaster ceilings ,white crown moldings,ceiling support beams and trim boards.	Cover with Tyvek and aluminum	0		\$0
6	Room 1 Porch-Window C1 & C2-White metal lintels	Cover with Tyvek and aluminum	0		\$0
7	Room # 1 Porch- Door C1 White wood door casing header jambs and stops and white metal lintel	Cover with Tyvek and aluminum	0		\$0
8	Room 7-Mud Room Side A-D Walls & Ceiling -	Cover with Tyvek and aluminum,vinyl or wood panel .	0		\$0
9	Room 7-Mud Room Side C-White wood window and Door frames.-	Cover with Tyvek and aluminum,vinyl or wood panel .	0		\$0
10	Room 7-Mud Room Door A 1- White wood door casing and header.	Cover with Tyvek and aluminum	0		\$0
11	Waste Disposal		1		\$0
			total		\$0

Contractors may submit an occupant protection plan on the form provided.

1 Contact Jim Roy if an additional form is needed. Phone 704-968-4111.

Complete all interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on

5 exterior in accordance with all project manual requirements

6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

0

Addendum#

	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

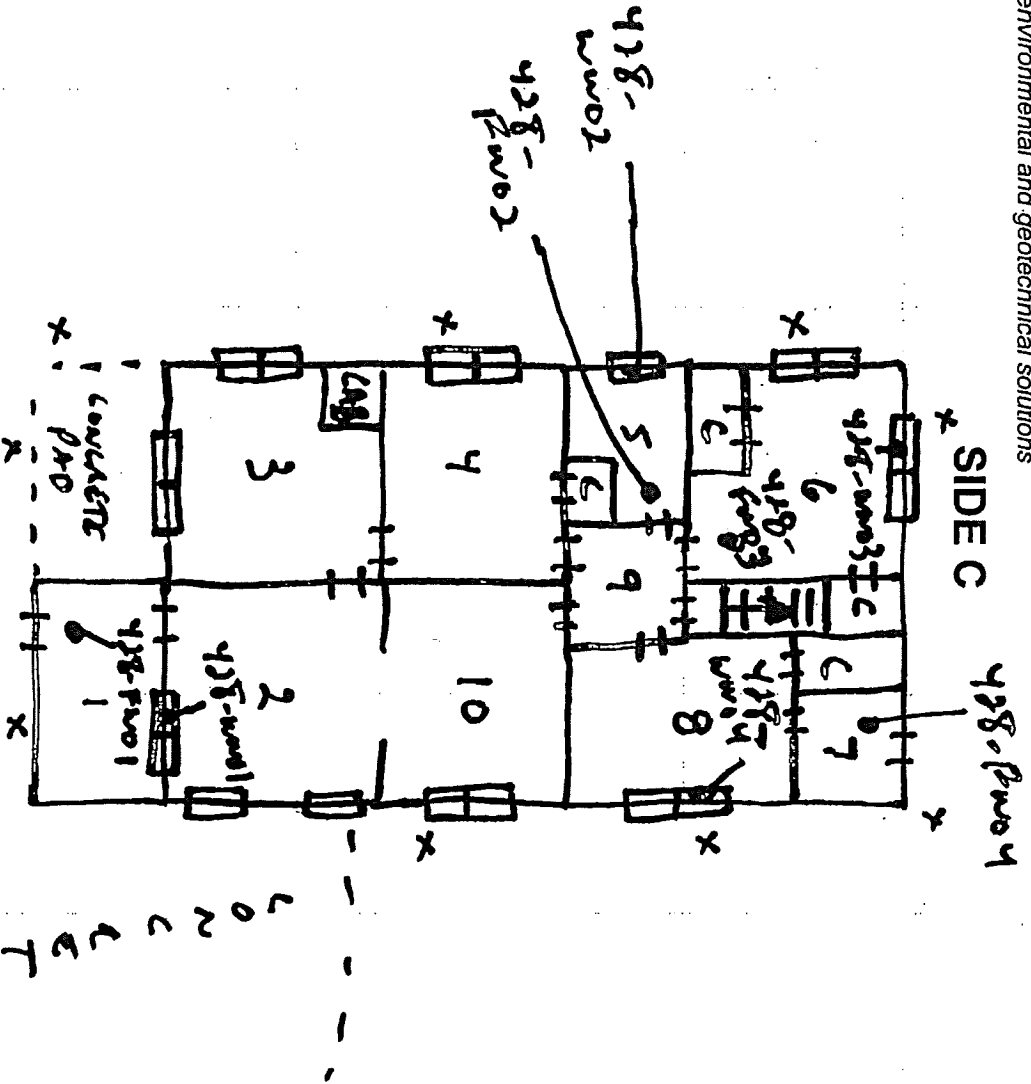
Address:

Phone:

SIDE B

SIDE C

SIDE D



418-wood
428-wood

CONCRETE PAD

NOT TO SCALE

SIDE A

Legend

 = Window
 = Door

X = Soil Sample Location



Invitation to Bid

NBS 17-13

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 4307 HAMMETT STREET		SAFE HOME CHARLOTTE
Bid Walk: 02/21/17 at 11:00 am (TUESDAY)		
Bid Opening: 02/28/17 at 2:00 pm (TUESDAY)		
Client Name: Roger Melville & Kathleen Melville		Contact Number:
Project Manager: James Mahon		Contact Number: 704-614-6655

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at James Mahon (cell # 704-614-6655).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 4307 Hammett Street to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$) _____

Written total

Specs Dated: 2-14-2017

Number of Pages: 5 Pages + Engineering Specifications

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

Project Schedule: Minimum Start Date - 4 weeks after Bid Due Date * *March 28, 2017*

Completion Deadline: May 15 , 2017

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

James Mahon
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 432-2321
Fax: (704) 336-3489

Work Specification

Response Due: 2/28/2017 2:00 pm

Prepared By:

City of Charlotte Neighborhood & Business Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 4307 Hammett St
Charlotte, NC 28205

Owner: Roger Melville

Owner Phone: (980) 355-5908

Structure Type: Single Unit

Program(s): Safe Home FY 2015

Square Feet: 1440

Year Built: 1939

Property Value: 154100

Tax Parcel: 16104117

Census Tract:

Property Zone: Council District 5

Repairs

Description

Floor

Room

Exterior

Crawl Space Access Door

FOUNDATION/CRAWL SPACE

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp. (6.1)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Regrade Crawl- Install piers to Engineering Specifications

FOUNDATION/CRAWL SPACE

Include an allowance to drain surface water, redistribute soil and add any fill as required to create a smooth surface as to maximize the performance of the vapor barrier. (6.6)

*Install Piers to Engineering Specifications (Code)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Concrete Flatwork- Install Footings to Code

FOUNDATION/CRAWL SPACE

Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Install 6 mil poly, form and pour 4000 psi concrete to code and Engineering Requirements and a broom finish surface that directs water away from the building. All footings for Piers shall be 24" x 24" and 8 " in depth.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Floor System Repair -Install Beams and Girders

FOUNDATION/CRAWL SPACE

Install a beam or Girder in the specified location per * * *Engineered Drawing - Follow Specification.

Install 2"x 8" joists hung 16" on center . Include replacing all deteriorated band joists and insulating floor to code.

** Engineer specified 3 sets of girder assembly to be installed.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Combination CO2/Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up. (35.09)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration. (35.2)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Replace Receptacles & Switches with Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Electrical Scope

GENERAL REQUIREMENTS

See attached scope. Correct both required and recommended repairs.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost



Work Specification

Interior Prehung Door

BATHROOM - Hall

Exterior

Install a 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

GFCI Receptacle 20 AMP

BATHROOM - Hall

Exterior

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Bathtub and Shower Surround 5' Fiberglass

BATHROOM - Hall- Left Side

Exterior

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain. (34.29)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Seamless Aluminum Gutter & Downspouts - Install

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

Install corrugated black pipe 10' out from downspout elbows to promote proper drainage.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Regrade Foundation & Seed

Regrade yard to obtain proper drainage per code. Install 4" of top soil, seed, straw and fertilize disturbed area.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Brick Wall Repair

Foundation- Crawl

Tooth replacement brick into wall opening. Match brick and tooling as closely as possible. (2)

Foundation walls (Interior) replace any missing brick,install lintels to code and shore up all opening in and out of foundation

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$



Work Specification

Floor System Repair

Left side Bathroom

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.

* Include installation of Resilient flooring.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Concrete and Brick Front Porch

Remove and dispose of existing front porch and replace with new exterior deck, including steps and railings with Composite decking.

* Install new front porch to code requirements. Incorporate the existing Columns(Corner posts into the framed roof structure.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Portable Toilet

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Permits Required

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Dumpster

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Gas Pack

Crawl/Foundation Exterior

Install metal plenum (Shroud) from unit to foundation wall securely. Attach to brick veneer foundation caulk to seal up all penetrations.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$



Work Specification

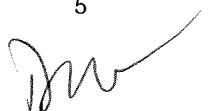
Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

A handwritten signature in black ink, appearing to be 'DM', is located in the bottom right corner of the page.



Howard Verna Engineering, P.C.

Structural Engineering Design
Residential and Commercial Inspection
Structural Inspection and Design of Repairs
Expert Witnesses: Structural & Construction

5109 Monroe Road, Suite A
Charlotte, NC 28205
NC License #C-3528
SC License #4185

Office 704-331-9219

E-mail dhoward@howardverna.com
or npegan@howardverna.com

Via Email to jimmahon@charlottenc.gov
January 3, 2017

City of Charlotte Neighborhood Development
ATTN: Jim Mahon
600 E. Trade Street
Charlotte, NC 28203

RE: 4307 Hammett Street

Dear Jim:

At your request, HowardVerna Engineering made a visit to the referenced address on December 20, 2016, to provide an inspection and consultation on the possible improvement of noticeable variations in the floor elevation of the first floor and other foundation items of concern. This is a \pm 1,500 square foot house built in 1939, that was originally a duplex, but is now a single family home that is clad with siding, covered with a gable roof (left to right) and is supported over a crawlspace with pier and curtain foundation walls (see photo #1).



Photo #1

(All directions in this letter are from the perspective of a person facing the front of the house.)

1. There are $\pm \frac{1}{4}$ stair step cracks that have surfaced at the front and side faces of the front left and right corners of the front porch foundation wall (see photos #2 thru #4).



Photo #2



Photo #3



Photo #4



Photo #5

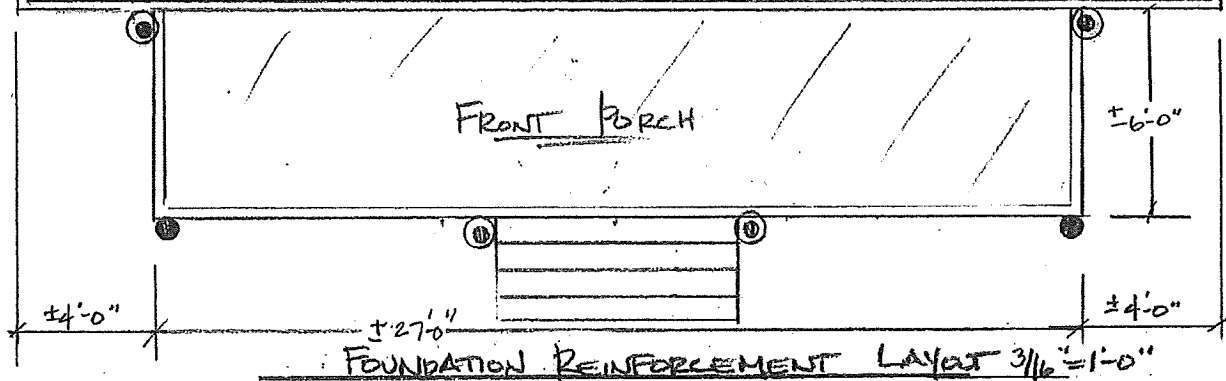
These cracks are the direct result of a differential settlement of the supporting soils below due to poor drainage control this affected location. The roofs above this front porch and the main home are not equipped with gutters (see photo #5) and as time passes with water shedding directly from the roof overhangs to soils supporting the foundation below that is not well graded to slope away from the foundation, the bearing capacity of the soils decreases resulting in differential settlement.

At a minimum: Gutters should be installed at the roofs of this home with drain extensions installed at all downspouts to carry water away from the foundation on to well drained locations of the lot; The soil at the perimeter of the foundation should be re-graded and the soil should be graded away from the house to promote drainage as intended per section R401.3 of the 2012 North Carolina Residential Code; and the cracks should be re-pointed. If the cracks resurface to

magnitudes greater than $\frac{1}{8}$ " in width once re-pointed or to be proactive at this time, helical piers may be installed as specified per the Foundation Reinforcement Layout below. Re-point the cracks if and when these retrofit anchors/helical piers are installed and monitor the foundation for further movement.

SEE REPORT ATTACHED

- \Rightarrow 24,000 lb ULTIMATE CAPACITY ANCHOR; INSTALL TO CONTROL MOVEMENT DISCUSSED; VERIFY/UNDERPIN A 24"X24"X8" FOOTING PRIOR TO INSTALLING THE ANCHOR
- ⊙ \Rightarrow " " TO BE INSTALLED IF MOVEMENT CONTINUES POST DRAINAGE IMPROVEMENT + RE-POINTING OR TO BE PROACTIVE @ THIS TIME



The use of retrofit anchors to reinforce isolated sections of a foundation is intended to control future differential settlement that may occur at the locations reinforced. Due to changes in stiffness from locations to be reinforced versus adjacent unsupported locations may cause differential settlements of unsupported adjacent locations of the foundation that were not previously affected by settlement. If such a settlement does occur in the future, contact HowardVerna Engineering for further consultation.

In addition, once placed at locations and to capacities, at or above, that specified per the Foundation Reinforcement Layout/this report, a licensed professional engineer, preferably HowardVerna Engineering, should physically observe the placement of the anchors installed (not approval thru photos taken by the contractor) at the foundation on site {as intended per "Rules of Professional Conduct [21 NCAC 56.071 (c) (3)]"; South Carolina Code of State Regulations "49-302. Competency for Assignments.C"} and a record of the capacities (pounds/kips) of each anchor installed should be provided by the contractor, post installation.

2. This home is approximately forty feet long by 34 feet wide that has main partition walls approximately thirteen and twenty six feet to the rear of the front exterior wall of this home. The front, center and rear thirds of this home are approximately thirteen feet in length at the left and right sides of a main bearing wall that spans from front to rear and is located approximately seventeen feet to the left of the right exterior wall.

The floors between these main walls have significant variations in elevation as they slope at a $\frac{1}{4}$ " per foot slope toward the center of each thirteen foot segment. As observed from the crawlspace, this first floor is framed with 2x8s spaced at 16" on center that span approximately thirteen feet from front to rear between double 2x8 dropped girders that are supported with 12" x 12" brick piers at approximately eight feet on center. As these joists are close to being over-spanned to support the live loads imposed in combination with the sustained dead loads and use of these floors over the past eighty years has caused these joists to deflect, resulting in the unlevel floors above.

In order to improve the performance of these floors, at a minimum, the following actions should be taken:

- a. Install new dropped spf (spruce pine fir) #2 double 2x10s or 3-2x8 girders should be installed approximately 6'-6" in front of and to the rear of the front and rear foundation walls, and at approximately 19'-6" to the rear of the front exterior foundation wall.
- b. These girders should be supported (spliced over also) over 8" x 16" masonry piers supported over 24" x 24" x 8" footings as follows:
 - Under the center double 2x8/4x8 joist below the main center bearing wall;
 - at eight feet on center between the center double 2x8/4x8 joist and the exterior foundation walls;
 - Tie to the exterior foundation walls per the Retrofit Pier to Curtain Wall Attachment Procedure below the left and right ends of each dropped girder.
- c. Once the new dropped girders are installed, they should be lifted and shimmed to a more level top elevation per the discretion of the contractor and supported with steel shims stacked between the bottom of the girders and top of the piers at each end of the pier below the girder (the use of a hydraulic jack to lift the framing may compromise the floor, wall and/or ceiling finish at or adjacent to the point of lift that may have to be repaired per typical means post lifting).

d. Separate girders from masonry or steel with a non-corrosive flashing

This framing reinforcement will require that approximately **102 feet of spf #2 double 2x10 or triple 2x8 dropped girder**; **± ten interior 8" x 16" masonry piers over 24"x 24" x 8" footings** below; and **approximately six 8" x 16" piers tied to the exterior pier and curtain foundation walls** per the Retrofit Pier to Curtain Wall Attachment Procedure below.

In order to properly install these floor reinforcements, it is highly suggested that the plumbing, electrical and HVAC components be temporarily removed and re-installed/replaced post framing reinforcement.

3. At a point approximately 5 feet to the right of the left exterior foundation wall, 13 feet in front of the rear foundation wall, the existing dropped girder has been compromised for the installation of plumbing (see photo #6). This affected section the girder should be supported with the installation of a new 8"x 16" masonry pier supported over a 24" x 24" x 8" footing below.

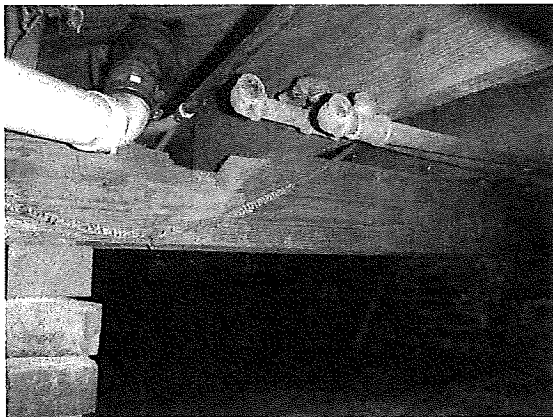


Photo #6

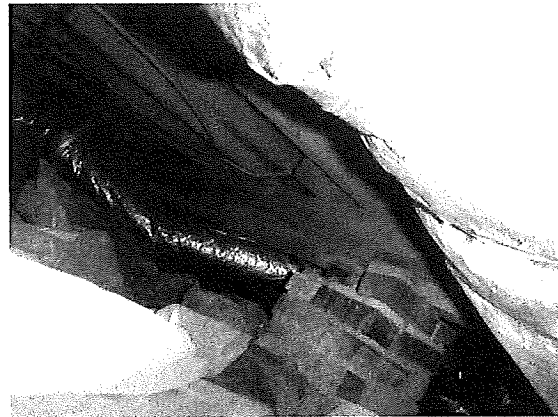


Photo #7

4. The existing pier located approximately 12 feet to the right of the left exterior foundation wall and thirteen feet in front of the rear foundation wall (see photo #7), is crumbling and should be removed and replaced with an 8" x 16" masonry pier supported over a 24" x 24" x 8" footing below.
5. There is a gap between the air duct entry of the furnace and the foundation wall that should be closed per typical means to prevent the entry of insects, vermin and moisture into the crawlspace (see photo #8).

5. There is a gap between the air duct entry of the furnace and the foundation wall that should be closed per typical means to prevent the entry of insects, vermin and moisture into the crawlspace (see photo #8).



Photo #8

Re-point Procedure:

The cracks in the joints of the brick veneer should be cut out to a minimum depth of one inch and re-pointed with new grout to match the old grout as closely as possible while properly retooling the joints. Retooling requires all vertical head joints to be struck first and the horizontal joints to be struck last. For an aesthetically pleasing appearance, use a creamy mortar when re-pointing the brick, colored with coloring from a building supply store to match the existing brick as closely as possible. The creamy mortar should be finger-smeared into the joint, wiped down, and then the brick cleaned of mortar overrun with pure vinegar, followed by a flushing with clean water. If repaired in this manner, the brick should resemble its original appearance once the job is complete.

With cracks greater than 1/4" in width at a brick veneer OR those of any size at a brick curtain wall, it is suggested that the cracks be tied back with the use of a Simpson® Heli-Tie™ Helical Wall Tie (Simpson Strong-Tie HELIST254000 1/4" x 40" Stitching Tie or similar) per the manufacturer's specifications in conjunction with re-pointing.

Retrofit Pier to Curtain Wall Attachment Procedure:

- a. Underpin a new 24" x 24" x 12" footing below the existing foundation (if a minimum 2" projection between the interior face of the existing footing and the interior face of the new pier is not verified and/or if the existing footing is not 8" deep)
- b. Drill 1/2" diameter holes, 3" into the existing brick curtain wall, 3" from the ends of the proposed face of the new pier to be installed at the curtain wall, at 8" on center vertically,
- c. Clean each hole with a blowout bulb and wire brush
- d. Insert a two part epoxy into each hole and install a new 6" long #3 bar to each hole
- e. Place new 8" x 16" masonry pier (per Section R606.6 of the 2012 North Carolina Residential Code) above the new footing and over the new dowels.

accuracy and scope of this report. The recommendations and opinions contained in this report are based on our professional judgment and experience. This report does not constitute an overall review or inspection of all aspects of this property. It only represents a report of the items specifically covered. The evaluation does not include destructive or invasive testing, and is limited to the visible and accessible areas of the property. Nothing is implied or can be assumed on any items not mentioned in this report.

Should you have any questions regarding this report, please feel free to contact us at the number provided above.

Sincerely,



Damon S. Howard, P.E.
NC License #32126

DSH/vgw

